

FRANKFORT/FRANKLIN COUNTY BOARD OF ZONING ADJUSTMENTS
November 13, 2007

Chairman Mitch Buchanan called the meeting to order at 5:30 p.m.
Recording Secretary Dawn McDonald called the roll.

MEMBERS PRESENT:	Mitch Buchanan
	Barry Holder, Jr.
	Ryan Sell
	Joyce Honaker
	Joe Johnson
	David Jones

MEMBERS ABSENT:	Kathy Peale
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Chairman Mitch Buchanan called the meeting to order, introduced staff and swore in the staff and audience.

The first item of business was approval of the October 2, 2007 minutes. Mr. Holder asked that Mr. Peale be changed to Ms. Peale on the last paragraph of the minutes. Mr. Johnson made a motion to approve the minutes as amended. The motion was seconded by Mr. Jones and carried unanimously.

The next item of business was a request from Thoroughbred Investments for a Conditional Use Permit for 128 apartment units located at 855 Louisville Road, zoned "CH" Commercial Highway District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report and stated that the applicant submitted the application do to a change of ownership. Ms. DeRosa explained that the property is surrounded by Multi and Single Family Residences. She stated that the application complies with Article 19 of the City of Frankfort Zoning Ordinance, therefore state recommends approval with conditions.

The applicant Laura Meyers was present and stated that she had no further testimony and that she agreed with the conditions.

Mr. Johnson made a motion to approve the Conditional Use Permit for 128 apartment units at 855 Louisville Road with the following conditions; 1) no increase to the total number of units (128) is allowed without requesting an amendment to this Conditional Use Permit; 2) the temporary banner "Apartments for Rent" shall be removed within 30 days; 3) all residents shall be required to sign a one year lease; 4) the conditional use is permitted only at 855 Louisville Road; 5) the conditional use is granted only to Thoroughbred Investments; and 6) the conditional use is not transferable and any change in ownership or use will make this approval null and void. The motion was seconded by Ms. Honaker and carried unanimously.

The next item of business was a request from Charlie Jones, on behalf of M&W, LLC for approval of a variance to Section 3.07.03 Lighting Requirements for the Parkside Development. Specifically the applicant is requesting a variance to allow the public street lights for all portions of the commercial roadways to be allowed to have street lights taller than 18 feet in height (up to 35 feet tall) as recommended by the Frankfort Plant Board. The subject property is located at the southwest corner of the intersection of I-64 and Versailles Road and has the PVA map# of 086-00-00-021.00.

Gary Muller, City Planning Director was present for the staff report and stated that the request does not affect the residential area, just the commercial part only. The variance is requested only for the issue of height as recommended by the Frankfort Plant Board. Mr. Muller stated that he city supports the recommendation.

The applicant Charlie Jones, on behalf of M&W LLC, was present and stated that he had nothing to add but mentioned that they wish approval now because the street lights are ready to be installed.

After discussion, Mr. Holder made a motion to approve the variance request by M&W, LLC of 1211 Kentucky Hill Drive in Lexington, KY for the light height with positive finding A thru D as included in the staff report. The motion was seconded by Mr. Jones and carried unanimously.

Mr. Buchanan made a motion to adjourn. The motion was seconded by Ms. Honaker and carried unanimously.

Adjourn